

**DESIGN AND ACCESS  
AND HERITAGE STATEMENT  
WITH  
SCHEDULE OF WORKS  
...  
HOUSE REFURBISHMENT  
PETITE KEW  
11 ST. JOHN'S GROVE  
RICHMOND  
TW9 2SP  
...**

**DESIGN & ACCESS / HERITAGE STATEMENT**



Project Ref. 06659L		REVISION RECORD		
Rev	Description	Date	Originator	Reviewed
-	1 <sup>ST</sup> issue 2024	19.7.2024	<i>Enjole Woodt</i>	<i>Dr. Phillips</i>

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## **1. Introduction and Planning Proposals**

StructureHaus Ltd. are appointed to prepare this Design and Access Statement and Heritage Statement to support the Planning Application and Listed Building Consent for the listed building Petite Kew, at 11St. John's Grove, TW9 2SP.

Planning Permission and Listed Building Consent is sought for the enlargement of an existing doorway to the existing rear extension, minor internal alterations, enlarged doors at the rear, modernize and improve all bathroom facilities and kitchen in line with a comprehensive refurbishment of the property including the outbuilding.

As part of the programme of works, all old mechanical and electrical plant and services will be upgraded to meet higher environmental standards and to facilitate lower energy usage. Historically sensitive redecoration will also be carried out throughout the property, as will careful window and door repairs.

It is also proposed to relocate the kitchen to the current dining room, similar to the approved application 96/3627/FUL and 96/3501/LBC.

There were numerous approved applications in the past comprising alterations to the internal layouts, staircase and bathrooms, the addition of a rear extension with a roof balcony, alterations to the fenestration and replacement of the entrance door.

Some of the proposed works and layout alterations in this application will in effect reinstate previous existing and approved layouts or reinstate the original features.

The proposal does not seek to alter the period features of the building but will enhance the property and give it new life and a better internal environment to modern standards.

The works will accord with best conservation practice.

## 2. Site and Location

The site is located at the edge of Kew Foot Road Conservation Area No. 36.



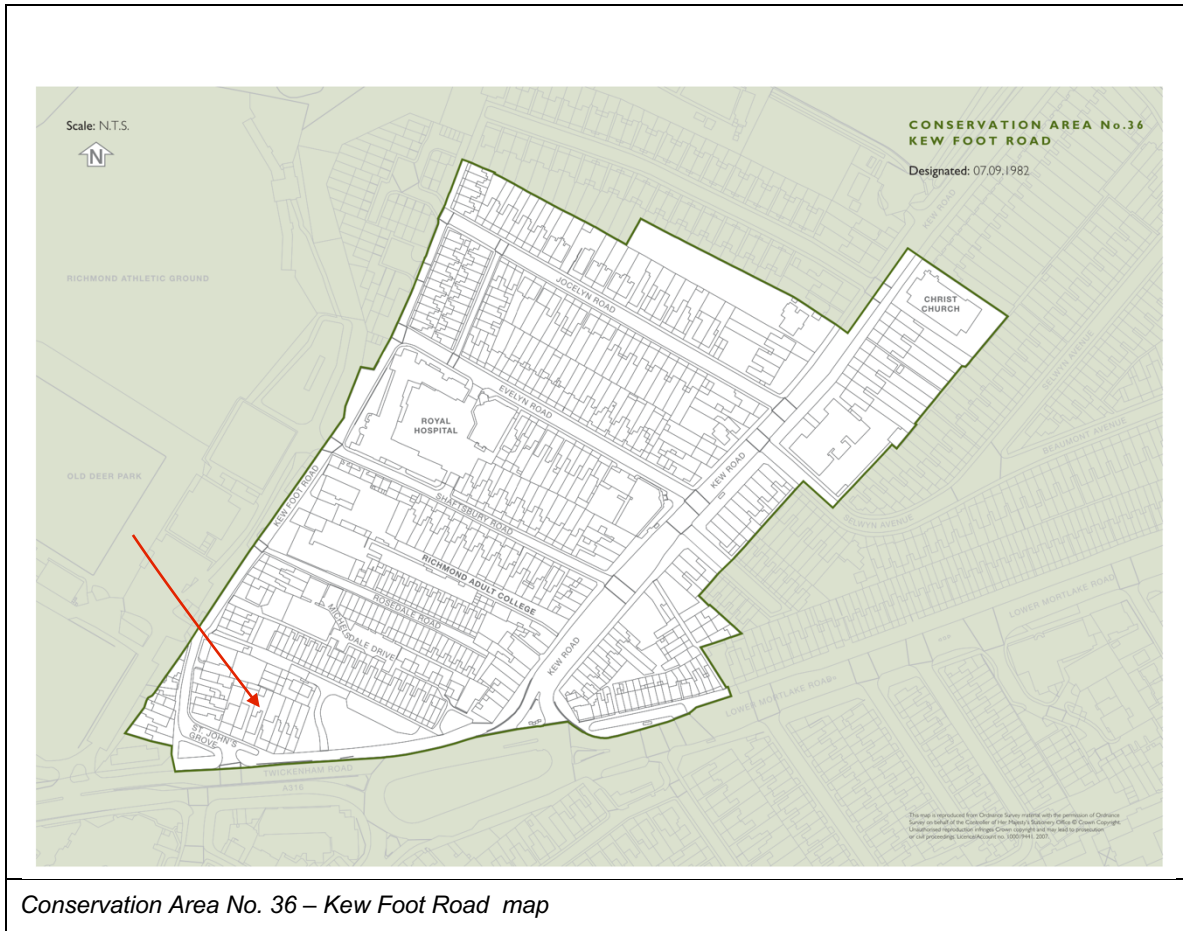
## 3. Conservation Area and Management Plan / Heritage

The site is within the designated Kew Foot Road Conservation Area No. 36 and the Character Area 1 of Richmond and Richmond Hill Village Planning Guidance. The area lies to the north of Richmond centre, contained by Old Deer Park to the west, Twickenham Road to the south and Kew Road to the east.

The building is listed on Historic England as follows:

Heritage Category: **Listed Building** / Grade: **II** / List Entry Number: **1252093 e**.

*“.....Circa 1840. Brick and stucco 2-storey Gothic cottage. Triple mullioned windows on each floor, each light with Tudor arch lights further divided by Tudor leading. Ornamental iron guards to windows within quoined stucco surrounds and with moulded stucco dripstones. Quatre-fo within gable end. Fretted bargeboard. Corner Pilasters....”*



Conservation Area No. 36 – Kew Foot Road map

#### 4. Planning History

There are numerous planning applications in the past:

- **24/1664/LBC**

Replace asphalt covering to the existing flat roof over the single storey rear extension, repairs t...  
**In Progress**

- **24/1020/LBC**

Replacement of existing slate roof to match existing, including removal of closed cell sprayed foam...  
**Granted Permission 17/06/2024**

- **24/0593/LBC**

The proposals are to remove an internal wall in a kitchen and install a steel beam to support the w...  
**Withdrawn by the Applicant 25/04/2024**

- **23/1580/DD01**

Details pursuant to condition U0162511 - Door details, of listed building consent 23/1580/LBC.  
**Granted Permission 12/10/2023**

- **23/1580/LBC**

Replacement of main entrance door to grade II listed property.  
**Granted Permission 08/08/2023**

- [22/T0151/TCA](#)

Rear garden of no. 11. A large sycamore tree, has not been pruned in years. Client wants the epicor...  
**Decided the Council raises no objection 31/03/2022**

- [18/3510/LBC](#)

Internal alterations comprising replacement of staircase and widening of opening between kitchen an...  
**Granted Permission 16/01/2019**

- [14/4836/LBC](#)

Replace upvc door and window unit at rear with wooden door and windows.  
**Granted Permission 08/01/2015**

- [97/2016](#)

Internal Alterations.  
**Decided as No Further Action be Taken 04/03/1998**

- [97/T7131](#)

Sycamore - Remove Epicormic Trunk Growth  
**Granted Permission 26/08/1997**

- [97/T7130](#)

Ash - Remove  
**Granted Permission 26/08/1997**

- [96/3627/FUL](#)

New Entrance Lobby, Revised Elevations to The Existing Rear Extension, Glazed Link To Garden And Ex...  
**Granted Permission 19/12/1997**

- [96/3501/LBC](#)

Internal Alterations, New Entrance Lobby to Side, Elevational Alterations to The Existing Rear Exte...  
**Granted Permission 19/12/1997**

- [92/1609/LBC](#)

Erection Of Conservatory with Hipped Roof On Existing Single Storey Extension.  
**Granted Permission 03/11/1992**

- [92/1507/FUL](#)

Erection Of Conservatory On Existing Single Storey Rear Extension.  
**Granted Permission 15/10/1992**

- [91/1240/LBC](#)

Internal & External Alterations, New Entrance Lobby, Revised Elevations To Existing Rear Extension,...  
**Granted Permission 22/10/1991**

- [91/1239/FUL](#)

New Entrance Lobby, Revised Elevations To Existing Rear Extension, Glazed Link To Garden And Extens...  
**Granted Permission 01/10/1991**

- [91/1163/LBC](#)

Internal And External Alterations, New Entrance Lobby, 1st Floor Conservatory To Existing Rear Exte...  
**Refused Permission 21/10/1991**

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- **91/1162/FUL**

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New Entrance Lobby, 1st Floor Conservatory To Existing Rear Extension & Revised Elevation At Ground...

**Refused Permission 21/10/1991**

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- **86/1509**

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Replacement of present defective corrugated iron roof of small, detached brick annex in rear garden...

**Granted Permission 23/12/1986**

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## **5. Proposals and Schedule of Works (refer also to application drawings)**

### **Main House, Ground Floor**

- The kitchen will be relocated to the current dining room. New kitchen appliances and cabinetry to include a kitchen island will be installed. New services will be installed to include a waste pipe for the kitchen sink under the raised timber floor. Existing timber floorboards will be carefully removed, numbered and re-installed in the correct order. All existing features will remain intact.
- The existing arched doorway between the original house and the rear extension will be enlarged and the later addition of internal timber stud walls to form a pantry will be removed. This will be in the benefit of a higher light transmission and better flow between the spaces.
- A new timber stud wall with arched opening will be installed under a newer existing down stand beam to reinstate the original wall position. This will also rectify the previous non-compliant (Building Regulations) gap between the staircase and adjoining areas. A useful storage space will be created under the stairs with paneled timber doors. The symmetry either side of the fireplace will be reinstated.
- The ground floor guest toilet in the property is outdated and in need of a full refurbishment. As part of the proposal, the guest toilet will benefit from upgraded sanitaryware and better-quality fittings. Replaced wall and floor tiles.
- The current kitchen in the main house is outdated and now in need of renewal. The kitchen appliances and cabinets will be renewed and relocated with layout oriented to allow optimisation of the space whilst retaining period style of the room.
- The proposal is also to replace the existing plant with modern and more environmentally efficient plant technology. Modern panel radiators will be replaced with traditional style column radiators.
- All the upgrades to services will use existing conduits within the property wherever possible. New conduits will be carefully installed according to Heritage England guidance and to minimize disruption.
- The Timber floorboards will be carefully sanded, repaired and made good where necessary and re-stained.
- The tiled concrete floor in the rear extension will be replaced with new timber style vinyl planks to incorporate electric underfloor heating.
- The existing modern staircase will be painted and stained to match the timber floor. The mahogany Handrail will be polished to high standard.
- All internal walls and ceilings will be redecorated.
- All woodwork will be redecorated and made good where necessary.

Table 1

		
<p>Picture 1 - Lounge</p>	<p>Picture 2 – modern staircase and downstand beam to reception room</p>	<p>Picture 3 – Arched doorway to rear extension</p>
		
<p>Picture 4 – rear extension with modern kitchen and pantry.</p>	<p>Picture 5 – rear windows and doors from outside, roof balcony</p>	<p>Picture 6 – rear windows and doors From inside</p>
		
<p>Picture 7 – Current dining room</p>	<p>Picture 8 – Pantry and Guest toilet</p>	<p>Picture 9 – Guest toilet</p>


**Main House, 1<sup>st</sup> Floor**

- The 1<sup>st</sup> floor bathroom the property is outdated and in need of a full refurbishment. As part of the proposal, all bathrooms will benefit from upgraded sanitaryware and better-quality fittings. The inbuilt modern joinery will be removed and replaced.
- The existing tiles in the bathroom will be removed and replaced with new to include and appropriate tanking system in wet areas.



- The modern inbuilt joinery and plasterboard boarding over the existing fireplace in the master bedroom will be removed to expose the original chimney breast. The niches either side the chimney breast and the picture rail will be reinstated.
- The modern inbuilt joinery in bedroom 2 will be removed.
- The modern panel radiators will be replaced with traditional style column radiators and relocated where feasible. Refer to drawings.
- The Timber floor will be carefully sanded, repaired and made good where necessary and re-stained.
- All internal walls and ceilings will be redecorated.
- All woodwork will be redecorated and made good where necessary.







Table 2

		
<p><i>Picture 1 – Master bedroom, inbuilt joinery and plasterboard boxing to chimney breast</i></p>	<p><i>Picture 2 – Bathroom with inbuilt modern joinery</i></p>	<p><i>Picture 3 – Bedroom 2, modern inbuilt joinery and radiator</i></p>

### **Outbuilding**

- The bathroom, kitchen and plant in the outbuilding are outdated and in need of a full refurbishment. As part of the proposal, the bathroom and kitchen will benefit from upgraded sanitaryware, appliances and joinery and better-quality fittings.
- The existing ledge and timber brace door is rotten. This will be replaced by a heritage style panelled, solid and painted timber door to also meet thermal standards for this heated space.
- The internal plasterboard ceiling will be removed, and the roof structure exposed, including ceiling joist ties.  
Insulation at rafter level with plasterboard over will be installed according to Heritage England guidance. This will be also beneficial to the space, as the current head height is limited.
- All internal walls and ceilings will be redecorated.
- The existing tiles in the bathroom will be removed and replaced with new to include and appropriate tanking system in wet areas.
- The existing carpet will be replaced with timber style vinyl planks.
- The skirting boards will be reinstated, and woodwork made good and repainted.
- The internal door to the bathroom will be replaced with a new panelled timber door.

*Table 3*







		
<p><i>Picture 1 - bathroom</i></p>	<p><i>Picture 2 - kitchen</i></p>	<p><i>Picture 3 – rotten entrance door</i></p>
		
<p><i>Picture 4 - modern blockwork wall</i></p>	<p><i>Picture 5 – modern inbuilt furniture</i></p>	<p><i>Picture 6 – sitting room</i></p>

**Exterior and Landscape**

- The existing external plastic halfround gutters will be replaced with heritage style aluminium gutters and downpipes.
- A new SVP will be replacing the existing in matching style and be relocated. The existing external plastic wastepipes will be replaced and relocated to suit the bathroom layout and tidy up the elevation.
- A decking system with stone style porcelain slabs on pedestals will be installed on the roof balcony to provide a level surface and protect the waterproofing layer.
- The corroded balustrade will be replaced with new and slightly raised heritage style black metal railings.
- A white painted timber heritage style canopy will replace the poor-quality damaged and bent metal portico above the front door.
- The raised pond and rotten timber decking will be removed, and hard and soft landscaping reinstated to a high-quality standard and to compliment the style of the property.

- A timber bin store will be installed near the front gate and tucked away at the rear corner between the building and planting without interfering with the view to the historic property from the public road.
- External lead work to brick walls will be repaired and made good where necessary and to protect the existing fabric and prevent from further deterioration.
- Brickwork pointing will be repaired and made good to match the existing where necessary to protect the existing fabric from further deterioration.

Table 4

		
<p><i>Picture 1 – Front garden</i></p>	<p><i>Picture 2 – Existing roof balcony and railings</i></p>	<p><i>Picture 3 – Portico</i></p>
		
<p><i>Picture 4 – External RWP and gutter</i></p>	<p><i>Picture 5 – Rear garden</i></p>	<p><i>Picture 6 – timber shed</i></p>

## **6. Planning Policies and Planning Consideration**

For the purposes of this application the following relevant policies were considered for this proposal:

### **NPPF 2021:**

- 2. Achieving sustainable development
- 16. Conserving and enhancing the historic environment
- 4. Decision Making

### **London Plan:**

Policy HC1: Heritage conservation and growth

### **London Borough of Richmond Upon Thames Local Plan**

- Policy LP1: Local Character and Design Quality
- Policy LP3: Designated Heritage Asset
- Policy LP 8: Amenity and Living Conditions
- Policy LP 20: Climate Change Adaption
- Policy LP 22: Sustainable Design and Construction
- Policy LP 24: Waste Management

### **Richmond and Richmond Hill Village Planning Guidance**

*Policy LP 1: The Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and of buildings, spaces and the local area.*

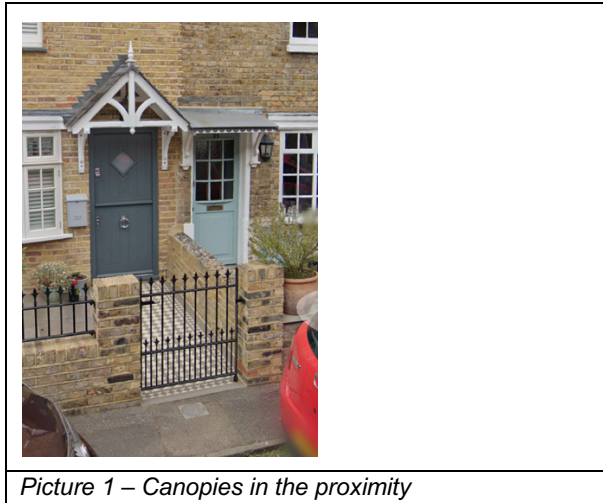
The proposed materials are of high quality, more sympathetic appropriate heritage style and installed to high standard workmanship in line with best conservation practise.

*Policy LP 3: The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means: ....*

The original unique features of the building and the exterior will not be harmed and will be kept intact. The proposed internal alterations mainly affect non-historic additions to the original buildings and will respect the historical significance of the building.

The proposed heritage style timber canopy to the main entrance door replaces a damaged and poor-quality metal canopy and is in keeping with the original building. Similar canopies can be found in the surrounding area.

Table 5



Picture 1 – Canopies in the proximity

The proposed enlargement of the arched doorway to the existing extension will be undertaken carefully to minimize disruption and damage to surrounding areas. A similar proposal was approved in the past with the applications 96/3627/FUL and 96/3501/LBC.

*Policy LP 8: All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The Council will: ensure balconies do not raise unacceptable overlooking or noise or disturbance to nearby occupiers; height, massing or siting, including through creating a sense of enclosure.*

The proposed replacement balustrade is in keeping with the historic building and does not affect the neighbouring property and is in line with current Building Regulations and British Standards.

**Policy LP 22: Sustainable Design and Construction**

The current plant is outdated and in need of replacement. All old mechanical and electrical plant and services will be upgraded to meet higher environmental standards and to facilitate lower energy usage.

**Policy LP 24: Waste Management**

There is currently no bin storage provided at the front of the property. The proposed bin storage will be in line with London Borough of Richmond Upon Thames Local Plan Supplementary Planning Document, Refuse and Recycling and Building Regulations Part H.

Due to its proposed location and size, the proposed bin storage will not harm the appearance of the historic building. Similar can be found at neighbouring properties.

**Trees:**

Trees are not affected by this proposal

**Access:**

Access is not altered by this proposal

## 5. Summary

The alteration proposed will not have any significant impact on the historic fabric or form of the building. It is also not considered to harm the special architectural and historic interest of the building and will not affect the character and appearance of the conservation area.

The overwhelming majority of the work will affect only non-original features and new fabric will be "light touch" using appropriate quality materials designed to enhance the building.

Overall, the proposal will provide a valuable improvement to restore and safeguard an historic building whilst facilitating the continued long-term use of the property for residential purposes.

We therefore consider that the proposal meets the relevant policies and recommend that planning and listed building consent should be granted.



Brigitte Mandt,

structureHaus Ltd.

Dipl.-Ing. Architect, RIBA, ARB